

MARYELLEN O'SHAUGHNESSY

FRANKLIN COUNTY CLERK OF COURTS
GENERAL DIVISION, COURT OF COMMON PLEAS

CASE TITLE: HOMEBRIDGE FINANCIAL SERVICES INC -VS-
KIMBERLY MALLORY ET AL

CASE NUMBER: 21CV004291

TO THE CLERK OF COURTS, YOU ARE INSTRUCTED TO MAKE:
CERTIFIED MAIL

DOCUMENTS TO BE SERVED:
PRAECIPE TO ISSUE ORDER OF SALE Praecipe for Order of sale by Private selling Of...

PROPOSED DOCUMENTS TO BE SERVED:

UPON:
CYNTHIA A SCHILLIG
175 S 3RD ST
SUITE 100
COLUMBUS, OH 43215

<p>JUVENILE CITATIONS ONLY:</p> <p>HEARING TYPE:</p> <p>__ Date already scheduled at : Courtroom:</p>

Electronically Requested by:
Attorney for:

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F21-37730

DAH/pss

March 29, 2022

IN THE COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO

HomeBridge Financial Services,)	
Inc.	)	Case No. 21CV004291
)	
	)	Plaintiff
-vs-	)	Judge Christopher Brown
)	
Kimberly Mallory, et al.	)	PRAECIPE FOR ORDER OF
	)	APPRAISAL
)	
<u>Defendants</u>)	

Within three (3) Business days of the filing of this Praecipe, the undersigned respectfully requests the clerk to issue an Order of Appraisal to the Sheriff of Franklin County, with instructions to appraise only the real property which is the subject of the above captioned case, being described as follows (Premises)

Street Address: 1857 Tamarack Circle S, Columbus, OH 43229

Parcel Number: 010-146961-00

Legal Description: See Exhibit A attached hereto.

This Praecipe is pursuant to the Judgment Entry and Decree of Foreclosure filed February 1, 2022 attached hereto as Exhibit B.

The Appraisers pursuant to O.R.C. § 2329.17 shall, contemporaneously with their delivery of the appraisal to the Sheriff, deliver a copy of the appraisal to the Private Selling Officer, Cynthia A. Schillig by email at Cynthia@SchilligEstatesAndAuctions.com, or by fax at unavailable, Address: 175 S. Third Street, Suite 100, Columbus, OH 43215.

Respectfully submitted,

/s/ Douglas A. Haessig 3-29-22

REIMER LAW CO.

Douglas A. Haessig (Reg. #0079200)
Peter L. Mehler (Reg. #0075283)
Attorneys for Plaintiff
P.O. Box 39696
30455 Solon Road
Solon, OH 44139
Phone: (440) 600-5500, Ext. 111
Email: dhaessig@reimerlaw.com

F21-37730

RE: Landowners Kimberly Mallory
Franklin County Common Pleas Case No. 21CV004291

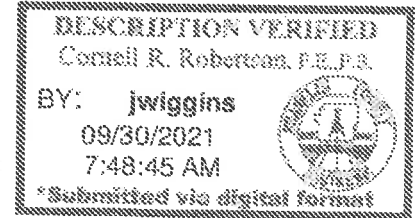
Property Description:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND IN THE CITY OF COLUMBUS: BEING LOT NUMBER THREE HUNDRED FIFTY-TWO (352), OF FOREST PARK EAST SECTION 3, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 39, PAGES 56, 57, 58 AND 59, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

Property Address: 1857 Tamarack Circle S, Columbus, OH 43229

PPN#: 010-146961-00

Prior Deed Reference: Instrument No. 201707210099992



****APPROVAL NOT NEEDED**
-STRAIGHT LOT TRANSFER

**FRANKLIN COUNTY SHERIFF ZACHARY SCOTT
Property Description Approval Form**

Court Case No. <u>21CV004291</u>
Property Address: <u>1857 Tamarack Circle S, Columbus, OH 43229</u>
Plaintiff: <u>HomeBridge Financial Services, Inc.</u>
Defendant: <u>Kimberly Mallory</u>
Submitted by: <u>Reimer Law Co.</u>
Attorney & I.D. # <u>Douglas A. Haessig #0079200</u>
Attorney Phone # <u>440-600-5500, Ext. 111</u>
Contact Person: <u>Amy Kline</u>
Contact Phone <u>440-600-5500</u>

The attached legal description has been reviewed by the County Auditor's Office, Tax Map Dept. The property address, parcel number(s) and deed reference number(s) must be listed under the legal description (no exceptions). You may use a copy of the prior deed which will contain all of this information.

This document along with the "stamped approval" original legal description must be attached to the Order of Sale when filed with the Franklin County Clerk of Court. So you will be submitting the Order of Sale, this Property Description Approval Form and the "red stamped approved" legal description.

Hand lettered documents may be rejected if the document is not legible or will not reproduce to department standards. Machine printed or drafted documents are preferred.

***** Internal Use Only *****

The following information has been reviewed and verified by the County Auditor's Office, Tax Map Dept.
Disapproved for the following reason (s)
<input type="checkbox"/> Legal description does not match information as submitted
<input type="checkbox"/> Parcel Number does not match legal description information as submitted
<input type="checkbox"/> Legal Name does not match information as submitted
<input type="checkbox"/> Property address does not match information as submitted
<input type="checkbox"/> Other: _____

The document information must be corrected and resubmitted for approval

F21-37730

DAH/jev

December 27, 2021

IN THE COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO

HomeBridge Financial	)	CASE NO. 21CV004291
Services, Inc.)	
	)	JUDGE Christopher Brown
Plaintiff)	
)	
-vs-	)	JUDGMENT ENTRY
	)	(In Rem)
Kimberly Mallory, et al)	
)	
Defendants)	

THIS CAUSE was submitted to the Court and heard upon the Complaint for Foreclosure of the Plaintiff, and the pleadings.

The Court finds that all necessary parties have been served with summons according to laws and are properly before the Court; that the Defendants, The Unknown Heirs at Law or Under the Will, if any, of Kimberly Mallory, Deceased, Trevah Kightlinger, and Unknown Spouse, if any, of Trevah Kightlinger, are in default of Answer or other pleading and thereby confess the allegations of the Complaint to be true, and said Defendants are forever barred from asserting any right, title or interest in and to the hereinafter described premises.

The Court finds for good cause shown that Defendant Kimberly Mallory is deceased and pursuant to her Death Certificate was not married at the time of her death. Accordingly, Kimberly Mallory and Unknown Spouse, if any, of Kimberly Mallory, are hereby dismissed as parties to this action.

The Court finds that there is due the Treasurer of Franklin County, Ohio, taxes, accrued taxes, assessments, interest, and penalties on the premises hereinafter described, as shown on the County Treasurer's tax duplicate, the exact amount being unascertainable at the present time, but which amount will be ascertainable in accordance with Ohio Revised Code Section 323.47; which are a valid and subsisting first lien thereon for that amount so owing.

The Court finds on the evidence adduced that there is due the Plaintiff on the promissory note set forth in the First Count of the Complaint, the sum of \$158,157.86, plus interest at 3.375% per annum from August 1, 2020.

The Court further finds that in order to secure the payment of the promissory note aforesaid, the Original Mortgagor, Kimberly Mallory (marital status not given), executed and delivered to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for JFQ Lending, Inc. a certain mortgage deed as in the Second Count of said Complaint described, thereby conveying to it the following described premises:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

Said premises also known as 1857 Tamarack Circle S,
Columbus, OH 43229

PP# 010-146961-00

That said mortgage was duly filed with the Recorder of Franklin County on May 12, 2020, and was by him thereafter recorded in Instrument Number 202005120064620 of the Mortgage Records of said County, and thereby became and is a valid first mortgage lien upon said premises, subject only to the lien of the Treasurer for taxes; that said mortgage deed was assigned from Mortgage Electronic Registration Systems, Inc., acting solely as nominee for JFQ Lending, Inc. to HomeBridge Financial Services, Inc., a New Jersey Corporation, recorded in Instrument Number 202012180202720; that said conditions in the mortgage deed have been broken, and the same has become absolute and the Plaintiff is entitled to have the equity of redemption and dower of all the Defendants, in and to the said premises foreclosed.

Plaintiff has and will from time to time advance sums for taxes, insurance and property protection. The Plaintiff has the first and best lien for these amounts in addition to the amount set forth above. The Court makes no finding as to the amounts of the advances and continues same until the confirmation of sale.

The Court takes judicial notice that the State of Ohio, Department of Medicaid, has a lien against the subject property. None of the parties have challenged the amount, validity, or

priority of the lien. The interest of the State lienholder shall be transferred to the proceeds of sale and will be paid in accordance with the state's priority as set forth in the Preliminary Judicial Report.

It is therefore ORDERED, ADJUDGED, AND DECREED that unless the sums hereinabove found due, together with the costs of this action, be fully paid within three (3) days from the date of the entry of this decree, that equity of redemption and dower of all the Defendants in and to said premises shall be foreclosed, and said premises sold, and that the Plaintiff may issue an order of sale, and sell said premises as upon execution and according to law, free and clear of the interest of all parties to this action.

Christopher Brown, JUDGE

APPROVED BY:

/s/ Douglas A. Haessig (0079200)

REIMER LAW CO.
Douglas A. Haessig (0079200)
Peter L. Mehler (0075283)
P.O. Box 39696
30455 Solon Road
Solon, OH 44139
Phone: (440) 600-5500
Fax: (440) 600-5520
Email: dhaessig@reimerlaw.com

Exhibit A

RE: Landowners Kimberly Mallory
Franklin County Common Pleas Case No. 21CV004291

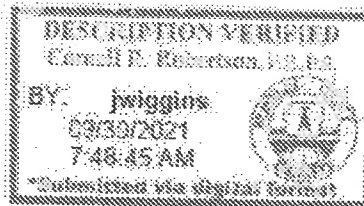
Property Description:

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Property Address: 1857 Tamarack Circle S, Columbus, OH 43229

PPN#: 010-146961-00

Prior Deed Reference: Instrument No. 201707210099992



****APPROVAL NOT NEEDED**
-STRAIGHT LOT TRANSFER

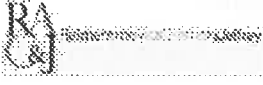
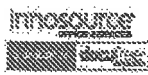
Date Received

Judgment Copy Request	CENLAR
File No. _____	F21-37730
Date _____	12/27/2021
Requestor _____	jev
Answer Date _____	December 22, 2021
RUSH SUBMIT BY: _____	

Copy Instruction (Check Applicable and # of Copies)			
Original	Court	Service	Judge or Agent
<input checked="" type="checkbox"/> Notice	EFILE	2	
<input checked="" type="checkbox"/> MDJ	EFILE	2	
<input type="checkbox"/> MSJ			
<input type="checkbox"/> Order			
<input checked="" type="checkbox"/> Judgment	EFILE		
<input checked="" type="checkbox"/> Affidavit Military	EFILE		
<input type="checkbox"/> Affidavit Status			
<input checked="" type="checkbox"/> FJR	EFILE		
<input type="checkbox"/> Other _____			

Fulfillment Instructions	
<input checked="" type="checkbox"/> E File _FRANKLIN COUNTY	
<input type="checkbox"/> FedEx (4:00 pm cut off) Please include a FedEx envelope and Blue instruction sheet	<input type="checkbox"/> USPS (Mail 3pm cut off)

Special Notes\Instructions

Copy Operator	
Processor _____	
Received	
	

Franklin County Court of Common Pleas

Date: 02-01-2022
Case Title: HOMEBRIDGE FINANCIAL SERVICES INC. -VS- KIMBERLY MALLORY ET AL
Case Number: 21CV004291
Type: JUDGMENT ENTRY

It Is So Ordered.



/s/s Judge Christopher M. Brown

Court Disposition

Case Number: 21CV004291

Case Style: HOMEBRIDGE FINANCIAL SERVICES INC -VS-
KIMBERLY MALLORY ET AL

Case Terminated: 12 - Default

Final Appealable Order: Yes

Motion Tie Off Information:

- 1. Motion CMS Document Id: 21CV0042912021-12-2999980000
 Document Title: 12-29-2021-MOTION FOR DEFAULT JUDGMENT
 - PLAINTIFF: HOMEBRIDGE FINANCIAL SERVICES INC
 Disposition: MOTION GRANTED

F21-37730

DAH/pss

March 29, 2022

IN THE COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO

HomeBridge Financial Services,)	
Inc.)	Case No. 21CV004291
)	
Plaintiff)	Judge Christopher Brown
-vs-)	
)	ORDER OF APPRAISAL TO
Kimberly Mallory, et al.)	SHERIFF
)	
Defendants)	

To the Sheriff of Franklin County,

Whereas, in the Court of Common Pleas of Franklin County, Ohio, on February 1, 2022 Plaintiff, HomeBridge Financial Services, Inc. obtained a judgment and decree against Kimberly Mallory for the sum of One Hundred Fifty-Eight Thousand One Hundred Fifty-Seven and 86/100 (\$158,157.86) plus interest thereon at the rate of 3.375% per annum from August 1, 2020 and costs of suit, in Case no. 21CV004291.

We therefore Command you to proceed without delay to appraise, according to the statutes regulating judgment and executions at law, the following lands and tenements and provide a return within twenty-one (21) calendar days from this date:

Street Address: 1857 Tamarack Circle S, Columbus, OH 43229

Parcel Number: 010-146961-00

Legal Description: See Exhibit A attached hereto.

The Appraisers pursuant to O.R.C. § 2329.17 shall, contemporaneously with their delivery of the appraisal to the Sheriff, deliver a copy of the appraisal to the Private Selling Officer, Cynthia A. Schillig by email at Cynthia@SchilligEstatesAndAuctions.com, or by fax at unavailable, Address: 175 S. Third Street, Suite 100, Columbus, OH 43215.

Witness my signature as Clerk of our said Court of Common Pleas and the seal of said Court, at _____, Ohio, _____ day of _____, 20____.

By: _____
Deputy

F21-37730

RE: Landowners Kimberly Mallory
Franklin County Common Pleas Case No. 21CV004291

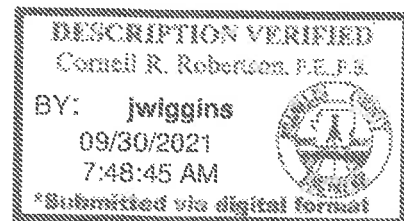
Property Description:

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Property Address: 1857 Tamarack Circle S, Columbus, OH 43229

PPN#: 010-146961-00

Prior Deed Reference: Instrument No. 201707210099992



****APPROVAL NOT NEEDED**
-STRAIGHT LOT TRANSFER

**FRANKLIN COUNTY SHERIFF ZACHARY SCOTT
Property Description Approval Form**

Court Case No. <u>21CV004291</u>
Property Address: <u>1857 Tamarack Circle S, Columbus, OH 43229</u>
Plaintiff: <u>HomeBridge Financial Services, Inc.</u>
Defendant: <u>Kimberly Mallory</u>
Submitted by: <u>Reimer Law Co.</u>
Attorney & I.D. # <u>Douglas A. Haessig #0079200</u>
Attorney Phone # <u>440-600-5500, Ext. 111</u>
Contact Person: <u>Amy Kline</u>
Contact Phone <u>440-600-5500</u>

The attached legal description has been reviewed by the County Auditor's Office, Tax Map Dept. The property address, parcel number(s) and deed reference number(s) must be listed under the legal description (no exceptions). You may use a copy of the prior deed which will contain all of this information.

This document along with the "stamped approval" original legal description must be attached to the Order of Sale when filed with the Franklin County Clerk of Court. So you will be submitting the Order of Sale, this Property Description Approval Form and the "red stamped approved" legal description.

Hand lettered documents may be rejected if the document is not legible or will not reproduce to department standards. Machine printed or drafted documents are preferred.

***** Internal Use Only *****

The following information has been reviewed and verified by the County Auditor's Office, Tax Map Dept.

Disapproved for the following reason (s)

- Legal description does not match information as submitted
- Parcel Number does not match legal description information as submitted
- Legal Name does not match information as submitted
- Property address does not match information as submitted

Other: _____

The document information must be corrected and resubmitted for approval

F21-37730

DAH/pss

March 29, 2022

IN THE COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO

HomeBridge Financial Services, Inc.	)	Case No. 21CV004291
)	
Plaintiff	)	Judge Christopher Brown
-vs-)	
	)	PRAECIPE FOR ORDER OF SALE
Kimberly Mallory, et al.	)	TO BE CONDUCTED BY PRIVATE
	)	SELLING OFFICER
Defendants)	

Within three (3) Business days of the filing of this Praecipe, the undersigned respectfully request the clerk to issue an Order of Sale to Cynthia A. Schillig, as Private Selling Officer, with instructions to advertise and sell the real property which is the subject of the above captioned case, being described as follows (Premises)

Street Address: 1857 Tamarack Circle S, Columbus, OH 43229

Parcel Number: 010-146961-00

Legal Description: See Exhibit A attached hereto.

This Praecipe is pursuant to the Judgment Entry and Decree of Foreclosure filed February 1, 2022 and the Order Authorizing Cynthia A. Schillig as Private Selling Officer to Sell Real

Property at Auction filed March 23, 2022 copies of which are attached hereto as Exhibit B and Exhibit C, respectively.

The undersigned respectfully requests the clerk to issue an Order of Sale to the Private Selling Officer, Cynthia A. Schillig by email at Cynthia@SchilligEstatesAndAuctions.com, or by fax at unavailable, Address: 175 S. Third Street, Suite 100, Columbus, OH 43215.

Respectfully submitted,

/s/ Douglas A. Haessig 3-29-22

REIMER LAW CO.

Douglas A. Haessig (Reg. #0079200)

Peter L. Mehler (Reg. #0075283)

Attorneys for Plaintiff

P.O. Box 39696

30455 Solon Road

Solon, OH 44139

Phone: (440) 600-5500, Ext. 111

Email: dhaessig@reimerlaw.com

F21-37730

RE: Landowners Kimberly Mallory
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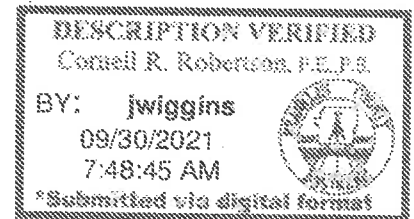
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FRANKLIN COUNTY SHERIFF ZACHARY SCOTT Property Description Approval Form

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Plaintiff:	<u>HomeBridge Financial Services, Inc.</u>
Defendant:	<u>Kimberly Mallory</u>
Submitted by:	<u>Reimer Law Co.</u>
Attorney & I.D. #	<u>Douglas A. Haessig #0079200</u>
Attorney Phone #	<u>440-600-5500, Ext. 111</u>
Contact Person:	<u>Amy Kline</u>
Contact Phone	<u>440-600-5500</u>

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<input type="checkbox"/>	Legal Name does not match information as submitted
<input type="checkbox"/>	Property address does not match information as submitted
<input type="checkbox"/>	Other: _____

The document information must be corrected and resubmitted for approval	

F21-37730

DAH/jev

December 27, 2021

IN THE COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO

HomeBridge Financial	)	CASE NO. 21CV004291
Services, Inc.)	
	)	JUDGE Christopher Brown
Plaintiff)	
)	
-vs-	)	JUDGMENT ENTRY
	)	(In Rem)
Kimberly Mallory, et al)	
)	
Defendants)	

THIS CAUSE was submitted to the Court and heard upon the Complaint for Foreclosure of the Plaintiff, and the pleadings.

The Court finds that all necessary parties have been served with summons according to laws and are properly before the Court; that the Defendants, The Unknown Heirs at Law or Under the Will, if any, of Kimberly Mallory, Deceased, Trevah Kightlinger, and Unknown Spouse, if any, of Trevah Kightlinger, are in default of Answer or other pleading and thereby confess the allegations of the Complaint to be true, and said Defendants are forever barred from asserting any right, title or interest in and to the hereinafter described premises.

The Court finds for good cause shown that Defendant Kimberly Mallory is deceased and pursuant to her Death Certificate was not married at the time of her death. Accordingly, Kimberly Mallory and Unknown Spouse, if any, of Kimberly Mallory, are hereby dismissed as parties to this action.

The Court finds that there is due the Treasurer of Franklin County, Ohio, taxes, accrued taxes, assessments, interest, and penalties on the premises hereinafter described, as shown on the County Treasurer's tax duplicate, the exact amount being unascertainable at the present time, but which amount will be ascertainable in accordance with Ohio Revised Code Section 323.47; which are a valid and subsisting first lien thereon for that amount so owing.

The Court finds on the evidence adduced that there is due the Plaintiff on the promissory note set forth in the First Count of the Complaint, the sum of \$158,157.86, plus interest at 3.375% per annum from August 1, 2020.

The Court further finds that in order to secure the payment of the promissory note aforesaid, the Original Mortgagor, Kimberly Mallory (marital status not given), executed and delivered to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for JFQ Lending, Inc. a certain mortgage deed as in the Second Count of said Complaint described, thereby conveying to it the following described premises:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

Said premises also known as 1857 Tamarack Circle S,
Columbus, OH 43229

PP# 010-146961-00

That said mortgage was duly filed with the Recorder of Franklin County on May 12, 2020, and was by him thereafter recorded in Instrument Number 202005120064620 of the Mortgage Records of said County, and thereby became and is a valid first mortgage lien upon said premises, subject only to the lien of the Treasurer for taxes; that said mortgage deed was assigned from Mortgage Electronic Registration Systems, Inc., acting solely as nominee for JFQ Lending, Inc. to HomeBridge Financial Services, Inc., a New Jersey Corporation, recorded in Instrument Number 202012180202720; that said conditions in the mortgage deed have been broken, and the same has become absolute and the Plaintiff is entitled to have the equity of redemption and dower of all the Defendants, in and to the said premises foreclosed.

Plaintiff has and will from time to time advance sums for taxes, insurance and property protection. The Plaintiff has the first and best lien for these amounts in addition to the amount set forth above. The Court makes no finding as to the amounts of the advances and continues same until the confirmation of sale.

The Court takes judicial notice that the State of Ohio, Department of Medicaid, has a lien against the subject property. None of the parties have challenged the amount, validity, or

priority of the lien. The interest of the State lienholder shall be transferred to the proceeds of sale and will be paid in accordance with the state's priority as set forth in the Preliminary Judicial Report.

It is therefore ORDERED, ADJUDGED, AND DECREED that unless the sums hereinabove found due, together with the costs of this action, be fully paid within three (3) days from the date of the entry of this decree, that equity of redemption and dower of all the Defendants in and to said premises shall be foreclosed, and said premises sold, and that the Plaintiff may issue an order of sale, and sell said premises as upon execution and according to law, free and clear of the interest of all parties to this action.

Christopher Brown, JUDGE

APPROVED BY:

/s/ Douglas A. Haessig (0079200)

REIMER LAW CO.

Douglas A. Haessig (0079200)
Peter L. Mehler (0075283)
P.O. Box 39696
30455 Solon Road
Solon, OH 44139
Phone: (440) 600-5500
Fax: (440) 600-5520
Email: dhaessig@reimerlaw.com

Exhibit A

RE: Landowners Kimberly Mallory
Franklin County Common Pleas Case No. 21CV004291

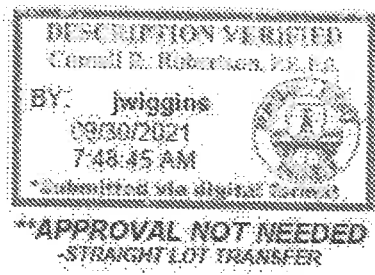
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Property Address: 1857 Tamarack Circle S, Columbus, OH 43229

PPN#: 010-146961-00

Prior Deed Reference: Instrument No. 201707210099992





Date Received _____

Judgment Copy Request	CENLAR
File No. _____	F21-37730
Date _____	12/27/2021
Requestor _____	jev
Answer Date _____	December 22, 2021
RUSH SUBMIT BY: _____	

Copy Instruction (Check Applicable and # of Copies)			
Original	Court	Service	Judge or Agent
<input checked="" type="checkbox"/> Notice	EFILE	2	
<input checked="" type="checkbox"/> MDJ	EFILE	2	
<input type="checkbox"/> MSJ			
<input type="checkbox"/> Order			
<input checked="" type="checkbox"/> Judgment	EFILE		
<input checked="" type="checkbox"/> Affidavit Military	EFILE		
<input type="checkbox"/> Affidavit Status			
<input checked="" type="checkbox"/> FJR	EFILE		
<input type="checkbox"/> Other _____			

Fulfillment Instructions	
<input checked="" type="checkbox"/> E File _FRANKLIN COUNTY	
<input type="checkbox"/> FedEx (4:00 pm cut off) Please include a FedEx envelope and Blue instruction sheet	<input type="checkbox"/> USPS (Mail 3pm cut off)

Special Notes\Instructions

Copy Operator	
Processor	_____
Received	
	

Franklin County Court of Common Pleas

Date: 02-01-2022
Case Title: HOMEBRIDGE FINANCIAL SERVICES INC -VS- KIMBERLY MALLORY ET AL
Case Number: 21CV004291
Type: JUDGMENT ENTRY

It Is So Ordered.



/s/s Judge Christopher M. Brown

Court Disposition

Case Number: 21CV004291

Case Style: HOMEBRIDGE FINANCIAL SERVICES INC -VS-
KIMBERLY MALLORY ET AL

Case Terminated: 12 - Default

Final Appealable Order: Yes

Motion Tie Off Information:

1. Motion CMS Document Id: 21CV0042912021-12-2999980000
Document Title: 12-29-2021-MOTION FOR DEFAULT JUDGMENT
- PLAINTIFF: HOMEBRIDGE FINANCIAL SERVICES INC
Disposition: MOTION GRANTED

EXHIBIT "B"

TERMS AND CONDITIONS FOR PRIVATE SELLING OFFICER SALE
OF REAL ESTATE BY AUCTION COMPANY

1. The real properties located at 1857 Tamarack Circle S, Columbus, OH 43229 (Property) shall be sold through the services of Ohio Foreclosure Auction Group member assigned to the County in which said real properties are located, as set forth in the Motion filed herewith, whom will be treated as a Private Selling Officer, and shall undertake all steps normally required by statute and by the Court's Judgment to advertise and post notices for the sale.
2. Private Selling Officer will use its best efforts to advertise and market the Property for sale in a manner calculated to bring the highest and best price at the sale.
3. Private Selling Officer will incur expenses necessary for advertising and other aspects of the sale, which will be reimbursed from the proceeds of the sale in an amount not to exceed _____ dollars (\$ _____).
4. Private Selling Officer is authorized to charge and retain a Buyer Premium of ten percent (10%) from the highest bidder. Said Buyer Premium will be paid by the highest bidder directly to Private Selling Officer and shall be in addition to the amount of the winning bid entered by the highest bidder. No commission shall be charged to CARRINGTON (Bank) by Ohio Foreclosure Auction Group.
5. The sale shall be held online by Private Selling Officer.
6. In order to facilitate the advertising and marketing of the Property for sale, Private Selling Officer shall have the right to place signs on the Property if vacant.
7. Private Selling Officer shall assume no liability for loss by fire, theft, destruction, damage or other calamity to the Property or any part of it.
8. Bidding shall be made without conditions and with no contingencies of any kind. The Property shall be sold AS IS AND WHERE IS with no representations or warranties of any kind being made to the Buyer. Private Selling Officer shall not be held to answer to any claims whatsoever concerning the condition and/or title to the Property.
9. Immediately upon conclusion of the auction, if the highest bidder is a third party, the highest bidder shall:
 - a. Execute a Purchaser Information Form binding the bidder to complete the transaction; and
 - b. Effectuate a wire transfer within 24 hours for 10% of the purchase price.Private Selling Officer will submit wiring instructions at the conclusion of the auction to the winning bidder.

RE: Landowners Kimberly Mallory
Franklin County Common Pleas Case No. 21CV004291

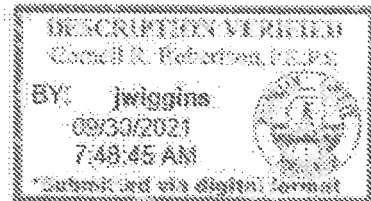
Property Description:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND IN THE CITY OF COLUMBUS: BEING LOT NUMBER THREE HUNDRED FIFTY-TWO (352), OF FOREST PARK EAST SECTION 3, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 39, PAGES 56, 57, 58 AND 59, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

Property Address: 1857 Tamarack Circle S, Columbus, OH 43229

PPN#: 010-146961-00

Prior Deed Reference: Instrument No. 201707210099992



****APPROVAL NOT NEEDED**
-STRAIGHT LOT TRANSFER

Franklin County Court of Common Pleas

Date: 03-23-2022
Case Title: HOMEBRIDGE FINANCIAL SERVICES INC -VS- KIMBERLY MALLORY ET AL
Case Number: 21CV004291
Type: ORDER

It Is So Ordered.

A handwritten signature in black ink, appearing to read 'Christopher M. Brown', is written over a circular, textured seal or stamp.

/s/s Judge Christopher M. Brown

10. Private Selling Officer shall see that the following take place to finalize the transfer of the Property to a successful third-party purchaser:

a. Within thirty (30) days after the date of sale, a wire transfer shall be effectuated by Buyer to a title company approved by the Private Selling Officer for the balance of the bid price plus buyer premium with credit given for earnest money previously paid. A Certificate of Sale will at that time be issued and delivered to the Buyer.

b. Private Selling Officer shall deliver to the Court, a Report of Sale.

c. Upon Confirmation by the Court, a Judicial Deed shall be delivered by Private Selling Officer pursuant to Ohio Revised Code Section 2329.36

d. Subsequent to the entry by the Court ordering approval of the sale, a title company approved by the Private Selling Officer shall remit the net proceeds of the sale to the Bank after deducting any fees and expenses due Private Selling Officer, including advertising expenses as provided in Paragraph 3, buyer's premium, recording costs and auditor fees. Payment to Private Selling Officer for its expenses and buyer premium shall be made prior to the payment of any other item, fee, or expense.

11. If a third-party purchaser fails to timely deliver the final balance of the sale price to the Private Selling Officer, then:

a. the Buyer's deposit monies shall be distributed pursuant to Ohio law pursuant to a contempt Order issued by the Court, and;

b. The sale shall be reset under the same terms as herein provided.

12. If the Plaintiff purchases the property back through the credit bid process, then:

a. Private Selling Officer shall deliver to the Court, a Report of Sale and Confirmation request.

b. Private selling Officer fees and costs, other than those set forth in Ohio Revised Code Section 2329.152(D)(1)(a) and (b) will be taxed as costs pursuant to Ohio Revised Code Section 2329.152(D)(1)(c)

c. Upon Confirmation by the Court, a Judicial Deed shall be delivered by Private Selling Officer pursuant to Ohio Revised Code Section 2329.36

13. The Buyer shall have rights to possession and title to the Property upon confirmation by the Court and delivery of a deed by Private Selling Officer to Buyer.

14. The Buyer shall be responsible for the payment of all taxes and assessments for installments accrued subsequent to the sale date.

ORDER OF SALE

HomeBridge Financial Services,
Inc.

PLAINTIFF

CASE NO. 21CV004291

-vs-

JUDGE Christopher Brown

Kimberly Mallory, et al.

ACTION CODE No. 21CV004291

DEFENDANT

COMPLAINT FILED 07/09/2021

THE STATE OF OHIO,)To Cynthia A. Schillig, of Xome, as Private
Selling Officer (PSO), Greetings:)

WHEREAS, at a term of the Court of Common Pleas, held at Columbus, in and for said County on the 1st day of February, 2022 A.D. in this cause it was ordered, adjudged and decreed as follows, to wit:

That an order of sale issued to Cynthia A. Schillig of Xome, as Private Selling Officer (PSO), whose address is 175 S. Third Street, Suite 100, Columbus, OH 43215, email address: Cynthia@SchilligEstatesAndAuctions.com, or by fax at unavailable, directing him to advertise and sell as upon execution the following described premises to wit:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND IN THE CITY OF COLUMBUS: BEING LOT NUMBER THREE HUNDRED FIFTY-TWO (352), OF FOREST PARK EAST SECTION 3, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 39, PAGES 56, 57, 58 AND 59, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

PARCEL NO. 010-146961-00

ADDRESS: 1857 Tamarack Circle S
Columbus, OH 43229

WE THEREFORE COMMAND YOU, That you proceed to carry out said order, judgment and decree into execution agreeable to the tenor thereof, and that you expose to sale the above described Real Estate, under the Statute regulating sales on Execution, and that you apply the proceeds of such sale in satisfaction of said judgment and decree, with cost and interest, as specified therein; and that you make report of your proceedings herein; to our Court of Common Pleas within sixty days from date hereof, and bring this order with you. And I certify under seal of this Court that the description of the property herein is correctly copied from the records on file in this office.

WITNESS my signature as Clerk of our said Court of Common Pleas, and the seal of said Court at Columbus, this 31st day of March 2022 A.D.

~~John O'Grady~~, Clerk by Maryellen O'Shaughnessy Deputy.

Court Disposition

Case Number: 21CV004291

Case Style: HOMEBRIDGE FINANCIAL SERVICES INC -VS-
KIMBERLY MALLORY ET AL

Motion Tie Off Information:

1. Motion CMS Document Id: 21CV0042912022-03-2399980000

Document Title: 03-23-2022-MOTION - PLAINTIFF:
HOMEBRIDGE FINANCIAL SERVICES INC - MOTION FOR ORDER
AUTHORIZING PRIVATE SE

Disposition: MOTION GRANTED

**FRANKLIN COUNTY SHERIFF ZACHARY SCOTT
Property Description Approval Form**

Court Case No. <u>21CV004291</u>
Property Address: <u>1857 Tamarack Circle S, Columbus, OH 43229</u>
Plaintiff: <u>HomeBridge Financial Services, Inc.</u>
Defendant: <u>Kimberly Mallory</u>
Submitted by: <u>Reimer Law Co.</u>
Attorney & I.D. # <u>Douglas A. Haessig #0079200</u>
Attorney Phone # <u>440-600-5500, Ext. 111</u>
Contact Person: <u>Amy Kline</u>
Contact Phone <u>440-600-5500</u>

The attached legal description has been reviewed by the County Auditor's Office, Tax Map Dept. The property address, parcel number(s) and deed reference number(s) must be listed under the legal description (no exceptions). You may use a copy of the prior deed which will contain all of this information.

This document along with the "stamped approval" original legal description must be attached to the Order of Sale when filed with the Franklin County Clerk of Court. So you will be submitting the Order of Sale, this Property Description Approval Form and the "red stamped approved" legal description.

Hand lettered documents may be rejected if the document is not legible or will not reproduce to department standards. Machine printed or drafted documents are preferred.

***** Internal Use Only *****

The following information has been reviewed and verified by the County Auditor's Office, Tax Map Dept.
Disapproved for the following reason (s)
<input type="checkbox"/> Legal description does not match information as submitted
<input type="checkbox"/> Parcel Number does not match legal description information as submitted
<input type="checkbox"/> Legal Name does not match information as submitted
<input type="checkbox"/> Property address does not match information as submitted
<input type="checkbox"/> Other: _____

The document information must be corrected and resubmitted for approval

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